

SAN ANTONIO PLANNING COMMISSION AGENDA



February 25, 2004

2:00 P.M.



Heriberto Herrera – Chairperson

Susan M. Wright – Vice Chairperson

Mitch E. Meyer – Chairperson Pro Tem

Hector F. Frausto

James Darryl Byrd

Murray H. Van Eman

Cecilia Garcia

Robert Hanley

Amelia Hartman

Land Development Services (LDS) Committee Meeting, 12:30 A.M. to 1:00 P.M., Tobin Room, Development and Business Services (DBS) Center (See LDS agenda for specific information)

Work session, 1:00 P.M., Tobin Room, DBS Center

- Briefing on the HemisFair Park Area Master Plan. (Asset Management Department)
- Briefing on agenda items; any of the attached items may be discussed. (Development Services Dept)
- Discussion relative to a draft letter to the Mayor and City Council addressing the Southside Initiative Plan and amendments thereto

1. 2:00 P.M.– Call to Order, Board Room, DBS Center

2. Roll Call

3. **PUBLIC HEARINGS:**

REPLATS REQUIRING NOTIFICATION:

A. 040065	Big Springs PUD, U-1, Ph-1C Replat (On the north side of My Anns Hill St., approx. 102' east of Harvest Hills St.) <i>This item requires a public hearing involving written notification to affected property owners; consideration of this item shall be done at a later date.</i>	9	483 C-5
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Council District

Ferguson Map Grid

REPLATS:

B. 040020	Windsor Square Wal-Mart III (At the intersection of I.H.-35/Loop 410 and Gallahad Road)	2	552 E-1
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THE DEVELOPMENT AND BUSINESS SERVICES CENTER, LOCATED AT 1901 SOUTH ALAMO STREET, IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING SPACES ARE LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING 207-7245 VOICE/TDD.

*Plat numbers 010481 and after are subject to the new 2001 Unified Development Code process.

CONSENT AGENDA

PUBLIC HEARING FOR ITEM 4 HELD ABOVE:

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|----|--------|---|----------|----------------|
| 4. | 040020 | Windsor Square Wal-Mart III | 2 | 552 E-1 |
| | | (At the intersection of I.H.-35/Loop 410 and Gallahad Road) | | |

PLATS:

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|-----|--------|---|------------|---------------------|
| 5. | 030012 | Ciri Easements | 9 | 517 B-1 |
| | | (At the intersection of Hardy Oak and Sonterra Boulevard) | | |
| 6. | 030078 | Mission Creek, Phase 2 TIF | 3 | 683 D-2 |
| | | (At the intersection of Spur 122 [South Presa Street] and Mission Way) | | |
| 7. | 030130 | La Carreta | 7 | 579 D-2 |
| | | (On the south side of Low Bid Lane, 316.8' to Quail Wilde) | | |
| 8. | 030136 | Foster Road High School | OCL | 585 D-8, E-8 |
| | | (On the west side of Foster Road, 1385' north to Binz – Engleman Road) | | |
| 9. | 030318 | Heritage Park, U-26 | OCL | 646 E-1 |
| | | (On the east side of Edison Crest, 87.68' to Hawksbill Peak) | | |
| 10. | 030388 | Villas of Westcreek, U-1 PUD | OCL | 611 D-4 |
| | | (On the north side of Potranco Rd., 573.05' west of Grosenbacher Road) | | |
| 11. | 030545 | River Mist, U-1 | 8 | 547 D-3 |
| | | (Along the northern extension of Kyle Seale Parkway from Prue Road, approximately 1,620' east of Old Prue Road) | | |
| 12. | 030563 | Palo Alto Village, U-2A | 4 | 681 C-6 |
| | | (On the west side of Palo Alto Road, 886' south of Kingsride) | | |
| 13. | 030583 | Jaleel | 7 | 547 F-5 |
| | | (On the southwest side of Rochelle Road, approximately 761 feet southwest of Stonykirk Road) | | |
| 14. | 040084 | Promontory Pointe PUD, U-7 | 9 | 482 C-5 |
| | | (On the east side of Knights Cross, 527.65' to Parkmont Court) | | |

PLAT DEFERRALS:

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|-----|--------|--|------------|----------------|
| 15. | 040129 | Manuel and Roselvia Lara | OCL | 712 D-8 |
| | | (On the north side of Briggs Road, 1,395' west of Kinney Road) | | |
| 16. | 040155 | Quail Creek, U-III | 7 | 579 D-3 |

(On the west side of Roy Lane, west of Heath Road)

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|-----|---------------|---|----------|----------------|
| 17. | 040171 | S & J Martinez | 5 | 650 B-3 |
| | | (On the south side of Sims Avenue, west of I.H. 35 South) | | |
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INDIVIDUAL CONSIDERATION

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|-----|---------------|--|----------|----------------|
| 18. | 980083 | Fund Commercial, U-13 (Time extension) | 9 | 516 A-2 |
| | | (On the north side of Loop 1604, 993' east of Huebner Rd.) | | |
| 19. | 980089 | Fund Commercial, U-7 (Time extension) | 9 | 516 A-2 |
| | | (On the northeast corner of Loop 1604 and Huebner Rd.) | | |

OTHER ITEMS:

20. **S.P. 1072** – Public hearing and consideration of a request to close, vacate and abandon an irregular portion of Blanco Road public right-of-way at the west corner of Jackson Keller Road adjacent to NCB 11697 (Asset Management Department)
21. **S.P. 1094** – Public hearing and consideration of a request to close, vacate and abandon portions of North Las Moras Street and an intersecting 13-foot-wide alley public rights-of-way located between Morales and Perez Streets adjacent to NCB 2214 (Asset Management Department)
22. **S.P. 1130** – Public hearing and consideration of a request to close, vacate and abandon improved and unimproved portions of all of the public rights-of-way located within Rosedale Park (Asset Management Department)
23. Consideration of a resolution recommending the release of lots 49 and 59, consisting of approximately 2.058 acres, from San Antonio's Extra-territorial Jurisdiction to the city of Garden Ridge (Planning Department)
24. Consideration and approval of the proposed Land Use Assumptions, Capital Improvements Plan and Maximum Wastewater Impact Fee for the Far West Area (San Antonio Water System)
25. Public hearing of a resolution amending the Land Use Plan contained in the IH-10 East Corridor Perimeter Plan, a component of the Master Plan of the City, by changing the use of approximately one acre located at the southern end of 7240 IH-10 East from Community Commercial land use to Industrial land use (Planning Department)
26. Public hearing of a resolution amending the Land Use Plan contained in the Southside Initiative Community Plan, a component of the Master Plan of the City, by changing the use of approximately 142 acres located at 11603 Pleasanton Road, more specifically described by legal descriptions CB 4005, P-25 and 26, ABS 15 (138.530 ac.) and CB 4283, P-20, ABS 769 (3.32 ac.) from Agriculture and Light Industry land use to Agriculture land use (Planning Department)

27. Consideration of a request for appellate relief to a decision by the Planning Department regarding a revision to POADP/MDP numbers 460 and 460-A, the *Century Oaks* Development Plan; a response from Planning Department staff shall be forthcoming.
28. Briefing of proposed amendments to the Unified Development Code affecting building setback lines on plats.
29. Consideration of a resolution requesting the acceptance of the acquisition of 24.75 acres of greenway and easement property along Olmos Creek in Council District 8 for use as a city park (Parks and Recreation Department)
30. Discussion and endorsement of a draft letter to the Mayor and City Council addressing the Southside Initiative Plan and amendments thereto
31. Citizens to be heard
32. Approval of the minutes for the February 11, 2004 public meeting
33. Director's report
34. Questions and discussion
35. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
 - Discussion of potential legal ramifications regarding the city's consideration and action on any future Development Permit Applications for development in the Culebra Creek Floodplain.
36. **ADJOURNMENT**